



A beautifully presented and substantial family house

West Lodge, Mount Road, Bury St Edmunds, Suffolk IP32 7BL

Freehold - No chain





5/6 bedrooms • 3/4 bath/shower rooms • 3/4 reception rooms • Kitchen/Breakfast room, garden room • Integral annexe • Double cart lodge • Established wooded grounds • About 2.2 acres

Local information

West Lodge is attractively set in a mature location off Mount Road, just a 3 minute drive or a short walk from the town centre. Bury St Edmunds offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There are numerous high-quality restaurants and cultural amenities include the beautiful Georgian Theatre Royal and The Abbey Gardens. The University City of Cambridge is approximately 30 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross. Alternatively, the town of Stowmarket lies just 14 miles east and offers a mainline regular train service to London Liverpool Street taking approximately 75 minutes.

About this property

West Lodge is believed to date back to 1963 and largely improved in 1985. Presenting brick elevations under a series of pan tiled roofs, the property, which is the former Bury St Edmunds Ballet School, is superbly presented throughout and has been greatly extended, improved and modernized over

recent years and now provides considerable, generously proportioned accommodation arranged over two floors and further benefits from a personal lift. It also has the flexibility to incorporate a self-contained annexe within the accommodation.

A portico leads into the reception hall, which has a circular ceiling lantern, features the stairs to the first floor and accesses the personal lift. The sitting room, which has a sprung floor features a fireplace with ornate surround and hearth, housing a wood burning stove. There is a walk-in drinks cupboard, double doors leading out to the rear garden, further door and window to the side aspect and a door into the kitchen/breakfast room, which is beautifully fitted with a comprehensive range of base and eye level units, granite work surfaces and breakfast area, several integrated appliances including an oven and there is also a two oven Aga with extractor hood over. There is a useful large walk-in pantry and two sets of double doors lead into the garden room. The good size games room has a front aspect and double doors lead into the rear garden. There is a study, which also has a door leading to the rear garden. The impressive garden room is partly used as a dining area and features two sets of double doors leading to the garden. Continuing on the ground floor there is a cloakroom and leading off the



kitchen is the utility room or annexe kitchen, which has front and rear doors and leads into a further reception room/annexe sitting room and an annexe bedroom. There is also a shower room.

On the first floor the double aspect main bedroom enjoys an en-suite and a dressing room (which could also be a bedroom, having separate access to the landing), bedroom two also has a double aspect and was originally two bedrooms, which could easily be reinstated if so wished and has a range of fitted wardrobes and cupboards. There are two further bedrooms, a family bathroom and a further family shower room.

OUTSIDE

The gardens and grounds are quite stunning, especially for a property so close to the town centre and greatly complement this substantial family house. Solid double gates access the front of the property, providing parking for numerous vehicles and leads to a double carport. There are areas of mature trees and shrubs. To the rear of the property there is an expanse of formal lawns, interspersed with an abundance of mature shrub/flower beds and borders. Immediately abutting the rear of the house on the west side is a terrace and decked area predominantly covered with a solid canopy and there is also a further morning terrace on the east side, which is also covered. There is also a bespoke brick built barbecue area with a motorised spit roast, barbecue and food preparation services. This is complemented by a substantial heated gazebo, making it a fabulous alfresco

dining area. Continuing through the grounds there is an abundance of mature trees of varying variety and several water taps conveniently located. There is a large rear wood storage shed, summer house and further wooden garden shed. The gardens and grounds enjoy a high degree of privacy.

SERVICES

Mains electricity and gas central heating. Private water and drainage.

Tenure

Freehold - No chain

Local Authority

St Edmundsbury Borough Council - Council Tax Band F

Viewing

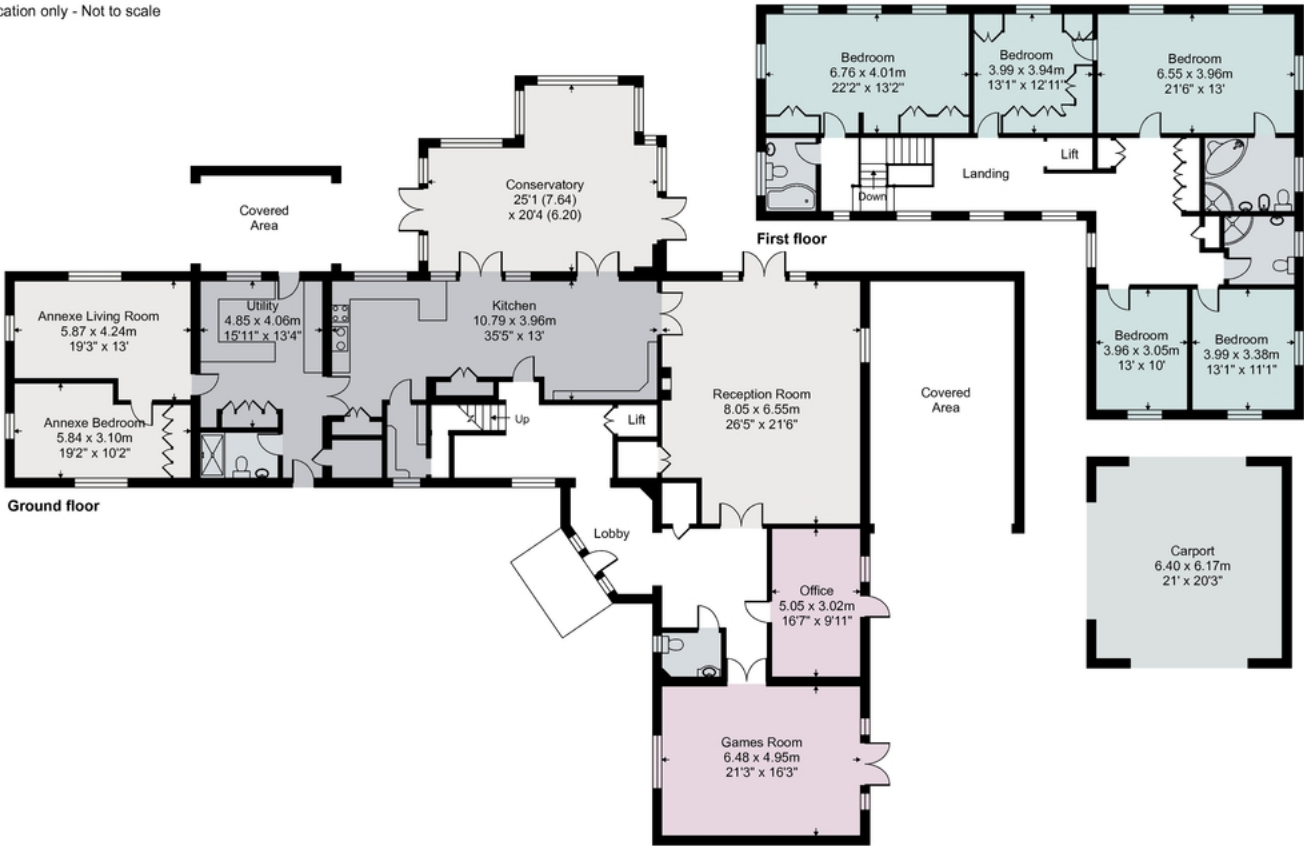
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West Lodge, Moreton Hall, Mount Road, Bury St. Edmunds, IP32 7BL

Approximate Area = 5091 sq ft / 472.9 sq m
Carport = 427 sq ft / 39.7 sq m
Total = 5518 sq ft / 512.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	78	81
EU Directive 2002/91/EC		

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